

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 213, 215, AND 219 EAST 3<sup>RD</sup> STREET FROM  
3 CENTRAL BUSINESS DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS  
4 DISTRICT-CENTRAL URBAN REDEVELOPMENT DISTRICT (CBD-CURE)  
5 COMBINING DISTRICT.  
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from central business district (CBD) district to central business  
11 district-central urban redevelopment district (CBD-CURE) combining district on the  
12 property described in Zoning Case No. C14-2009-0091, on file at the Planning and  
13 Development Review Department, as follows:  
14

15 Lots 7, 8, and 9, Block 17, Original City of Austin, as more particularly described  
16 in the plat or map filed in the General Land Office of the State of Texas (the  
17 "Property"),  
18

19 locally known as 213, 215, and 219 East 3<sup>rd</sup> Street, in the City of Austin, Travis County,  
20 Texas, and generally identified in the map attached as Exhibit "A".  
21

22 **PART 2.** The site development regulations for the Property within the boundaries of the  
23 CURE combining district established by this ordinance are modified as follows:  
24

25 Development of the Property may not exceed a floor-to-area ratio (F.A.R.) of 12.0 to  
26 1.0.  
27

28  
29 **PART 3.** The Property within the boundaries of the conditional overlay combining district  
30 established by this ordinance is subject to the following conditions:  
31

32 A site plan or building permit for the Property may not be approved, released, or  
33 issued, if the completed development or uses of the Property, considered cumulatively  
34 with all existing or previously authorized development and uses, generate traffic that  
35 exceeds 2,462 trips per day.  
36  
37

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2009.

\_\_\_\_\_, 2009

§  
§  
§

Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
David Allan Smith Shirley A. Gentry  
City Attorney City Clerk

